178.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,500 / 722,500
					USE VALUE:	722,500 / 722,500
					ASSESSED:	722,500 / 722,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAKER KIMBERLY J
Owner 2:	
Owner 3:	
Street 1:	15 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ABRAMOVICH DANIEL J -
Owner 2:	ABRAMOVICH AMANDA A -
Street 1:	15 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	323,500		399,000	722,500
Total Card	0.115	323,500		399,000	722,500
Total Parcel	0.115	323,500		399,000	722,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.63 | /Parcel: 417.6

Legal Description

User Acct 120791

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,700	0	5,000.	399,000	722,700	722,700	Year End Roll	12/18/2019
2019	101	FV	249,000	0	5,000.	399,000	648,000	648,000	Year End Roll	1/3/2019
2018	101	FV	249,000	0	5,000.	336,300	585,300	585,300	Year End Roll	12/20/2017
2017	101	FV	249,000	0	5,000.	307,800	556,800	556,800	Year End Roll	1/3/2017
2016	101	FV	249,000	0	5,000.	262,200	511,200	511,200	Year End	1/4/2016
2015	101	FV	243,300	0	5,000.	228,000	471,300	471,300	Year End Roll	12/11/2014
2014	101	FV	243,300	0	5,000.	210,900	454,200	454,200	Year End Roll	12/16/2013
2013	101	FV	243,300	0	5,000.	200,600	443,900	443,900		12/13/2012

!14007!

PRINT

Date	Time
12/11/20	03:53:34

LAST REV

Date	Time
10/15/18	11:14:28
apro	
14007	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABRAMOVICH DANI	59282-148		6/12/2012		547,000	No	No		
DOHERTY WILLIAM	45129-239		5/5/2005		489,500	No	No		
DOHERTY WILLIAM	12529-286		1/26/2000	Family		No	No		
	12529-286		9/27/1973		36,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2012	1141	Manual	5,000	C				
7/2/2010	782	Redo Bat	8,600					
4/2/2009	197	Add Bath	6,000					
5/4/2007	314	Wood Dec	4,500	C				rebuild and extend
11/3/1994	589	Manual	2,750					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
9/12/2012	MLS	EMK	Ellen K
3/14/2009	Inspected	372	PATRIOT
11/6/2008	Measured	163	PATRIOT
6/12/2005	MLS	HC	Helen Chinal
12/21/1999	Meas/Inspect	163	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	120791
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97806144
Adj $ / SQ:	165.048
Other Features:	102750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397426
Depreciation:	73921
Depreciated Total:	323505

COMMENTS

PDAS; 14X16 ROOM HAS HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

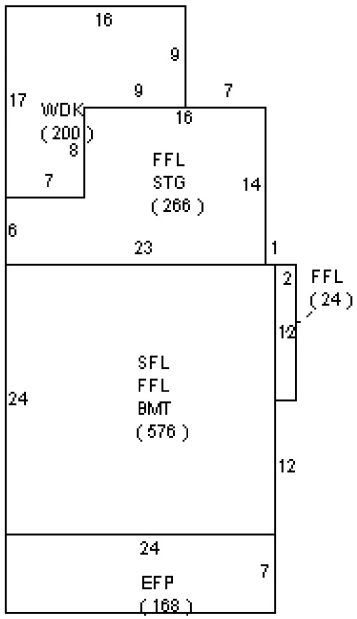
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.05
Special Features:	0	Val/Su Net:	121.98
Final Total:	323500	Val/Su SzAd	224.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	866	165.050	142,931
BMT	Basement	576	79.220	45,632
SFL	Second Floor	576	165.050	95,068
STG	Storage	266	6.600	1,757
WDK	Deck	200	10.760	2,152
EFP	Enclos Porch	168	42.480	7,136

Net Sketched Area:	2,652			Total:	294,676
Size Ad	1442	Gross Are	2652	FinArea	1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	